

CITY OF BELOIT

REPORT TO THE BELOIT LANDMARKS COMMISSION

Meeting Date: June 19, 2012

Agenda Item: 5

File Number: COA-2012-15

Applicant: Joy Beckman

Owner: Joy Beckman

Location: 703 Park Avenue

Existing Zoning: R-1B, Single-Family Residential District

Existing Land Use: Residence

Parcel Size: 0.3439 Acre

Request Overview/Background Information:

Joy Beckman has submitted an application for a Certificate of Appropriateness (COA) to construct a detached garage for the property located at 703 Park Avenue. The applicant has proposed the construction of a 36-foot x 24-foot garage in the northeast corner of the parcel.

The attached **Location and Zoning Map** shows the location of the parcel involved in this application. The parcel is located at the intersection of Park Avenue & Chapin Street in the College Park Historic District.

Section 32.06 of the Historic Preservation Ordinance grants the Landmarks Commission the authority to issue a COA prior to the alteration of structures within a Historic District.

Consistency with the Historic Preservation Ordinance and Strategic Plan:

Consideration of this request is consistent with the intent and purpose of the Historic Preservation Ordinance.

Consideration of this request supports City of Beloit Strategic Goal #4.

Key Issues:

- During the Beloit Intensive Survey, the house on this property was classified as a 'pivotal structure' within the College Park Historic District. A copy of the Intensive Survey Form is attached to this report.
- The previous owner of the subject property applied for and was granted a COA in 2000 by the Landmarks Commission to install a concrete slab for a garage (See attached 2000 Plot Plan).
- The applicant has proposed the construction of a two-bay garage that includes a 4/12 pitch gable roof, double-4" vinyl siding that will match the color of the house, shingles that will match the shingle color and style on the house, a solid hemlock and fir overhang door, reclaimed antique solid wood door.
- There will be one door and two windows located on the west side of the garage.
- One window will be located on the gable on the south side of the garage facing Chapin Street.
- The applicant has proposed to use double-hung wood windows because they are appropriate to the historic appearance of the historic house and proposed garage. Once she has secured the windows they will be added to the garage by the applicant later.
- The applicant has not proposed any alterations to the historic house located on this property
- Section 32.06(5)(a) of the Historic Preservation Ordinance includes general review criteria to be used when evaluating COA applications:
 - The attached COA Checklist evaluates this application against the general review criteria included in the Ordinance. The applicant has satisfied the general review criteria for the proposed project.
- Section 32.06(5)(b) of the Historic Preservation Ordinance establishes *Specific Review Criteria* to be used in evaluating COA applications. The following criteria are relevant to this application:

- (1) **Height:** *The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in the historic district.*

With a peak height of thirteen (13) feet, the proposed garage is shorter than the historic house, which is consistent with an accessory structure's relationship to a primary structure. With respect to height, the proposed garage is compatible with the style and character of the historic district.

- (2) **Relationship of Building Masses and Spaces:** *The relationship of a structure within the historic district to the open space between it and adjoining structures should be compatible.*

The proposed detached garage will be constructed in accordance with the specifications contained in the City's Zoning Ordinance. The specifications (e.g. setbacks) will ensure open space compatibility.

- (3) *Proportions of Windows and Doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark, or in the case of new construction, with surrounding structures within the historic district.*

The proposed proportions and relationships between doors and windows are compatible with the architectural style and character of historic house and historic district.

- (4) *Roof Shape: The design of the roof should first be compatible with the architectural style and character of the landmark itself and then, if necessary, with other surrounding structures in the historic district.*

The proposed gable roof is compatible with the architectural style of the historic house.

- (5) *Scale: The scale of the structure after alteration, construction or partial demolition should first be compatible with its architectural style and character and then, if necessary, with the surrounding structures in the historic district.*

The scale of the proposed garage is compatible with the historic house and the larger historic district.

- (6) *Directional Expression: Facades in historic districts should blend with other structures with regard to directional expression.*

The proposed garage will be located behind the historic house and will face Chapin Street.

- (7) *Architectural Details: Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with the original architectural style or character of the landmark in the historic district.*

The applicant will install vinyl siding and shingles that match the historic house in color and other characteristics. Staff feels that the proposed materials, colors, and textures are compatible with the style and character of the historic district.

- Section 32.06(6) of the Historic Preservation Ordinance states that the Landmarks Commission may grant a COA if it determines:
 - (a) In the case of a landmark or landmark site, the proposed work would not detrimentally change, destroy, or adversely affect any exterior architectural feature of the improvement upon which the work is to be done.
 - (b) In the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would not adversely affect or would harmonize with the external appearance of other improvements on such site.
 - (c) In the case of any property located in an historic district, the proposed construction, reconstruction, or exterior alteration conforms to the objectives and design criteria of the historic preservation plan for the City and district.
- Staff believes that the proposed actions, subject to certain conditions, satisfy the standards of Section 32.06(6)(c).

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
 - **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
 - **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**
-

Staff Recommendation:

The Planning & Building Services Division recommends ***approval*** of a Certificate of Appropriateness to construct a detached garage for the property located at 703 Park Avenue, based on the standards and criteria contained in the Historic Preservation Ordinance and subject to the following conditions:

1. All work shall be completed by December 31, 2012
2. The vinyl siding to be installed on the detached garage shall match the house siding in color and width.
3. The shingles to be installed on the detached garage shall match the house shingles in color and texture.
4. Prior to issuance of a Building Permit, the applicant shall submit a vinyl siding and shingle material sample for Planning staff review and approval. The vinyl siding shall have a smooth or brushed stroke finish.
5. The proposed detached garage shall meet all applicable specifications contained in the City's Zoning Ordinance. This includes, but is not limited to, an interior side setback of three feet and a rear setback of three feet.
6. Any changes or additions to this Certificate of Appropriateness must be reviewed and approved by staff prior to the start of any work. Work done without prior approval will be subject to the issuance of correction orders or citations.
7. The applicant shall obtain a Building Permit. The completion date above does not extend any other time limits, such as those imposed by an order from the Housing Services Division.

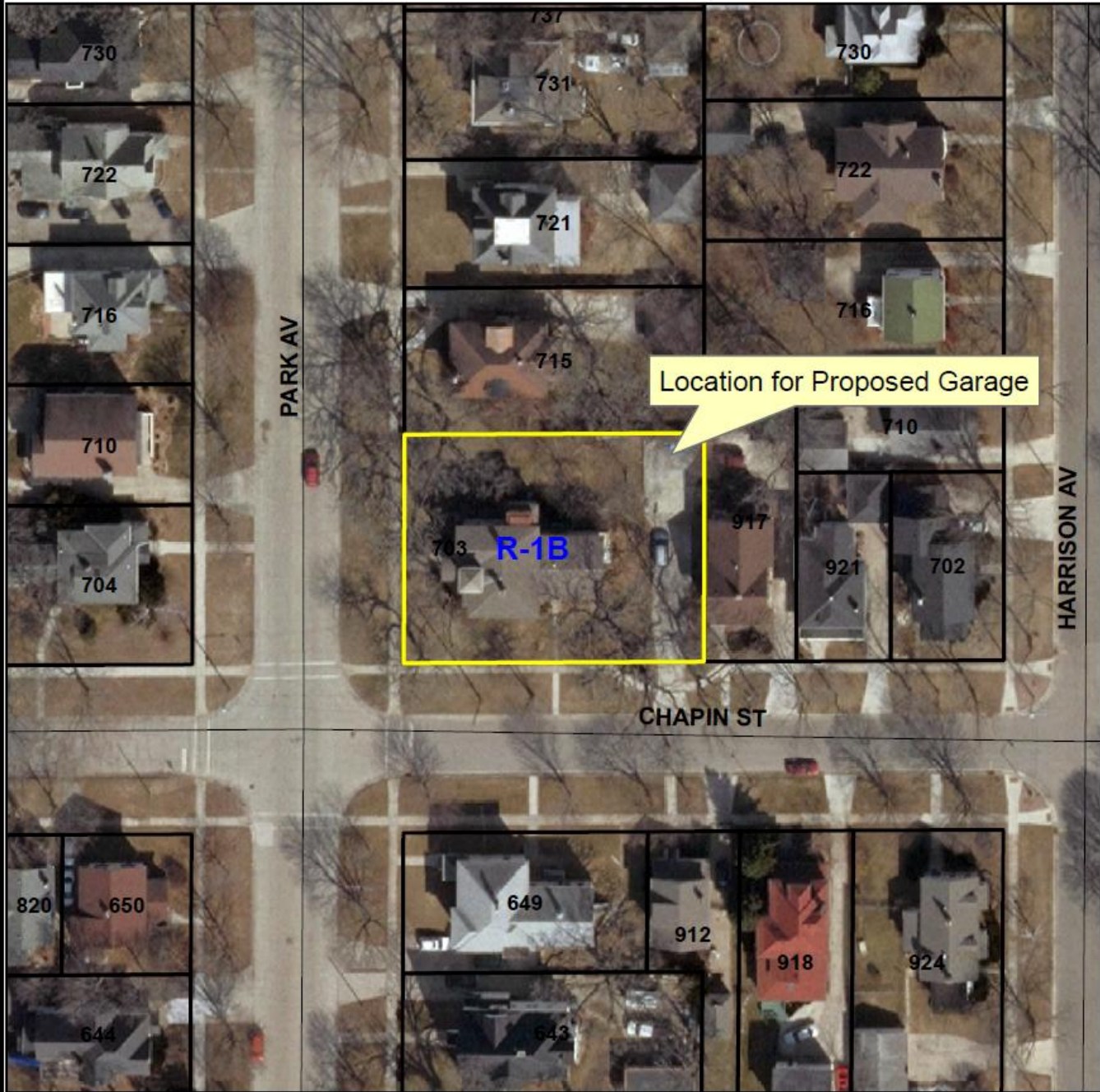
Fiscal Note/Budget Impact: N/A

Attachments: Location Map, Description and Photographs from Applicant, 2000 COA, Intensive Survey Form, and COA Checklist, COA Application.

Location & Zoning Map

703 PARK AVENUE

COA-2012-15



1 inch = 67 feet
0 15 30 60 90 Feet

Legend

- Zoning District
- Parcels

Map prepared by: Michael D. Lofton II
Date: June 4, 2012
For: City of Beloit, Planning & Building Services
Date of Aerial Photography: April 2011

PLANNING & BUILDING SERVICES DIVISION



Proposed Garage

Two bay garage with storage loft to be constructed on existing garage slab.



Current Garage slab and siting.



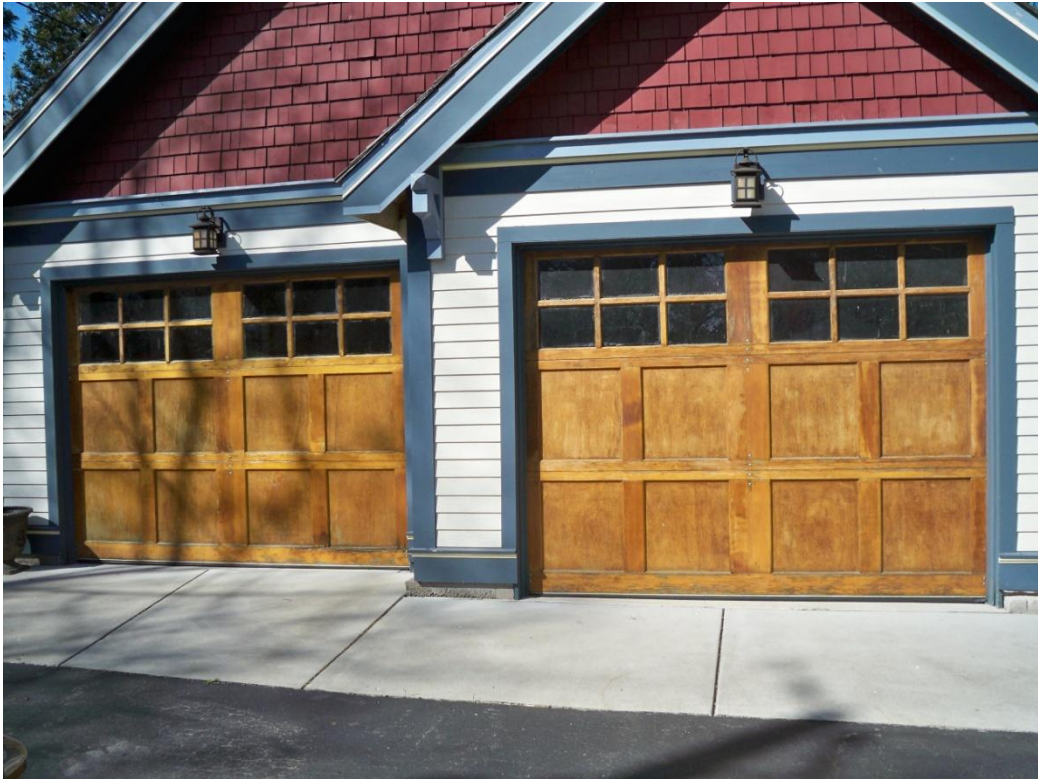
Approximate appearance of the finished garage. Doors will be natural wood, and there will be a small window in the gable.



Style of garage doors considering to purchase.



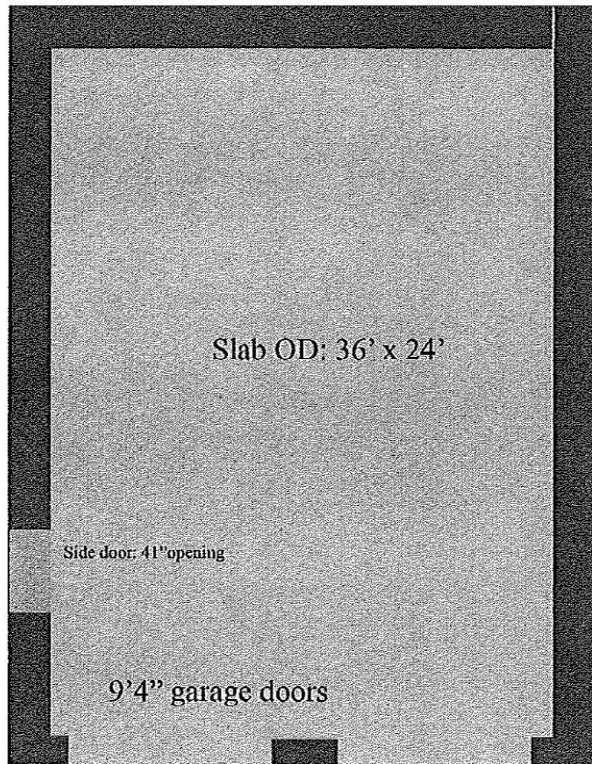
Side door into garage.
Reclaimed antique solid wood door.



Pair of Solid Hemlock & Fir Doors Secured by applicant



Example of Double-hung Window Applicant is Looking to Secure



8'' concrete walls

Existing garage slab dimensions.

Materials:

- Garage siding will replicate the siding on the house.
- Same roofing material will be used as was used on the house.
- Side door is a large antique exterior door.
- Garage doors will be solid wood with windows.

Costs:

- \$4,000 materials + \$2000 garage doors.
- \$4,000 labor

Total costs: \$10,000.





City of
BELOIT, Wisconsin
Division of Neighborhood Planning

CITY HALL • 100 STATE STREET • BELOIT, WI 53511
Office: 608/364-6700 • Fax: 608/364-6609
www.ci.beloit.wi.us
Equal Opportunity Employer

CERTIFICATE OF APPROPRIATENESS
COA-00-48

October 31, 2000

David Seal
1002 Grant Avenue
Rockford, Illinois 61103

COPY

Dear Mr. Seal:

On October 30, 2000, the Beloit Landmarks Commission reviewed your request for a Certificate of Appropriateness (COA) to install a concrete foundation at 703 Park Avenue. The COA was approved subject to the following conditions:

1. The applicant must install the foundation as shown on the attached site plan. The applicant must submit a COA application prior to construction of the garage.
2. Any changes or additions to this COA must be reviewed by staff prior to the start of any work. Work done without prior review will be subject to the issuance of correction orders or citations.
3. All work must be completed by October 30, 2001.

Approval by the Landmarks Commission means that you may proceed with your project. This letter may be used as evidence when requesting any necessary City Permits. If you have any questions or concerns, please contact Tim Bragg at 364-6711.

Sincerely,

Julie Christensen

Director of Neighborhood Planning

c: file

1367-0175
Parcel #

COA-00-48

26947
Permit #

PLOT PLAN

Street Address 703 PARK AVE
Lot 5716 Block 18 Subdivision _____
 Interior Lot Corner Lot Thru Lot

- PARK AVENUE
66.11'

42.05'

CULPIN STREET

141.27'

LOT 16

N 703

- LOT 15

LOT LINE 2

DEMOLISH BARN, SALVAGE ALL LUMBER
& BUILD 2-CAR GARAGE WITH DOOR TO
USING SALVAGED MATERIAL.

SCALE 1/8" = 1'-0"

18'-0"

36'-0"

24'-0"

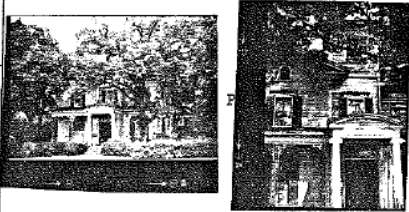
3'-0"

4'-0"

3'-0"

LOT LINE 1

PLAN OF PROPERTY OF
RALPH
703 PARK AVENUE
MINNAPOLIS, MINN.

1	City, Village or Town: BELOIT	County: ROCK	Surveyor: Richard P. Hartung	Date: July, 1981	Street Park
	Street Address: 703 Park Avenue	Legal Description: L. 16 & S. 41.5' of L. 15, B. 18, Original Plat	Acreage:		
	Current Name & Use: Residence		Current Owner:		
	Film Roll No. RO-86 *RO-102 **RO-111 Negative No. 8, 9 *2 **25, 26 Facade Orient. W		Current Owner's Address:		
			Special Features Not Visible In Photographs:		
			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

Number
703

2	Original Name & Use: Sereno T. Merrill House	Source	Previous Owners	Dates	Uses	Source	Town
	Dates of Construction/Alteration: 1869	Source					
	Architect and/or Builder:	Source					Range

3	Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4	Historical Significance <input checked="" type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input type="radio"/> None	Section
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Architectural Statement: Finely-detailed and well-preserved, this spectacular frame house, built in 1869 (A), is an architecturally significant example of the Italian villa style, rare in Beloit but executed here with elegance and grace. Balancing classical forms in an asymmetrical composition that evokes the picturesque, the two story house is built in an L-shaped plan with a corner tower rising three stories. The west section has a low-pitched gabled roof with heavy cornice returns that suggest the pedimented temple forms of classical inspiration, while the side wing has a hip roof with projecting eaves. (over)	Historical Statement: Sereno T. Merrill was one of Beloit's most important early industrialists. As an inventor and businessman, he was involved in the formation of some of Beloit's largest industrial concerns. Sereno Merrill was born in Gill, Massachusetts in 1816. His father was a blacksmith, machinist and inventor who patented "Merrill's goose-necked hoe" in 1814. Merrill studied in New England and was a teacher and school principal for many years, specializing in Latin. (over)	Map Name Near East Side Historic District
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5	Sources of Information (Reference to Above)	6	Representation in Previous Surveys
A	Beloit Tax Rolls, RCHS Archives	<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:	

B	Rock County History, 1908, pp. 819-822	7	Condition
		<input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	

C	Book of Beloit, p. 206	8	District: Near East Side Historic Dist.
		<input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing	

D		initials: R date: 2/1/81
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E		9	Opinion of National Register Eligibility
		<input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown	

F		<input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: R
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Map Code
NES 86/8

703 PARK AVENUE
BELLOIT, WIS.

703 Park Avenue
Architectural Statement (Continued)

Beneath the cornice, a wide and unornamented frieze provides a strong formal emphasis. A segmentally arched entry portico with entablature is supported by two unfluted Ionic columns and the door is surmounted by a segmentally arched transom. The sash windows--two-over-two on the upper stories, four-over-four on the first story--are surrounded by simple frames and capped by projecting flat windowheads, except on the top story of the tower where a rounded windowhead evokes Tuscan villa design. A rounded ventilator in the west gable repeats the motif. Narrow clapboarding provides a smooth finish highlighting the classic simplicity of the design. The only significant alteration is the substitution of lacy wrought iron for the original porch posts.

Historic Statement (Continued)

He moved to Beloit in 1846 and became principal of the Beloit Seminary. He held his post until 1849 when Beloit Seminary was merged into Beloit College.

He then sought an occupation more suited to his strong interests in industry and inventing. In 1850-1851, he built the first paper mill on the Rock River at Rockton, Illinois, in partnership with T. L. Wright. During this time, the first strawboard for sheathing was made into rolls with an invention patented by Merrill. He was involved with milling on the Rock River for many years and was President of the Rock River Paper Company for 15 years.

In 1858, the O. E. Merrill Company was organized by three Merrill brothers, including Sereno, to produce spare parts for Sereno Merrill's paper-making machines at the Rock River Paper Company. This later became the Merrill & Houston Iron Works, of which Sereno Merrill was president for eight years. This company, as reorganized, eventually became the Beloit Corporation, a worldwide company, still producing paper making machines. (B)

In 1873, Sereno Merrill helped organize the Eclipse Windmill Company and was its president for six years. This company was the forerunner of Fairbanks, Morse & Company, another of Beloit's leading industries, manufacturer of engines. (C)

Other positions held by Sereno Merrill include: President of both the Citizen's National Bank and Beloit Savings Bank, Beloit alderman, state commissioner to the World's Exposition at Vienna in 1873, honorary Commissioner to World's Exposition at Paris in 1881, member of the Wisconsin Legislature in 1876 and 1877, member of the Rock County Board of Supervisors for eighteen years, and trustee for Beloit College for thirty-six years. (B). Perhaps no other individual was as significant in the development of Beloit as a manufacturing center.





Pivotal
703 Park

West



West



North



College
Park
Historic
District

South



South-
East



6-17-91

Not to sc



CITY of BELOIT

Planning & Building Services Division

100 State Street, Beloit, WI 53511 Phone: (608) 364-6700 Fax: (608) 364-6609

CERTIFICATE OF APPROPRIATENESS CHECKLIST

For property located at: 703 Park Avenue

GENERAL REVIEW CRITERIA	YES	NO	N/A
Has every reasonable effort been made to provide a compatible use for a property that requires alteration for use other than for its originally intended purpose?			X
Will the applicant retain distinguishing original qualities or character of a building, structure or site? The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.			X
Is the applicant proposing alterations that have a historical basis, rather than trying to create an earlier or later appearance?			X
Has the applicant recognized and respected changes in the development of a building over time that may have acquired significance in their own right?			X
Has the applicant treated with sensitivity distinctive stylistic features, or examples of skilled craftsmanship that characterize a building, structure or site?	X		
Has the applicant repaired, rather than replaced, deteriorated architectural features, wherever possible? If replacement is necessary, the new material should match the material being replaced in composition, design color, texture and other visual qualities.			X
Has the applicant avoided sandblasting and other cleaning methods that will damage the surface of the historic building?			X
Has the applicant made every possible effort to protect and preserve archeological resources affected by or adjacent to any project?			X
If a contemporary design for alterations and additions is proposed, does this design retain significant historical, architectural or cultural material and is the design compatible with the size, scale, color, material and character of the property and neighborhood?	X		
Are new additions or alterations to buildings done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired?			X

CITY of BELOIT

NEIGHBORHOOD PLANNING DIVISION

100 State Street, Beloit, WI 53511

Phone: (608) 364-6700

Fax: (608) 364-6609

CERTIFICATE of APPROPRIATENESS APPLICATION

(Please Type or Print)

File Number: COA-2012-15

1. Address of property: 703 Park Avenue
2. Parcel #: _____
3. Owner of record: Joy Beckman Phone: (608) 363-2097
703 Park Ave Beloit WI 53511
(Address) (City) (State) (Zip)
4. Applicant's Name: Joy Beckman
703 Park Ave. Beloit WI 53511
(Address) (City) (State) (Zip)
(608) 363-2097 / beckmanj@beloit.edu
(Office Phone #) (Cell Phone #) (E-mail Address)
5. Present use of property: Single family residential
6. The following action is requested:

- Approval of COA by Landmarks Commission (projects not listed below)
- Approval of COA by staff: (Check all that apply)
- Roof repair/replacement
 - Gutter repair/replacement with historically appropriate materials and in historically appropriate styles
 - Private sidewalk and driveway repair/replacement with historically appropriate materials in the same dimensions, placement and orientation
 - Installation of historic plaques (residential properties only)
 - Chimney repair and tuckpointing according to the Secretary of the Interior standards and in historically appropriate color and design
 - Installation of fences
 - Storm window/storm door repair or replacement
 - Installation of glass blocks in basement window openings

Please continue to #7 (Over)

CERTIFICATE of APPROPRIATENESS APPLICATION (continued)

7. Description of Project: Describe each item of the project separately.

Project item: Include existing condition(s) when describing item. Also describe the proposed work, material(s) to be used, and the impact the item would have on existing historic or architectural features of the property. (Attach additional sheets if necessary.)

Build a two bay garage with loft on the existing garage slab, located on the North east corner of the lot. The garage will have one door and two windows on the west side and one window in the gable. Windows will be added when appropriate historic windows are located. The garage will be 13 feet high with a 4/12 roof pitch to match the pitch of the house.

8. Attachments:

- Site Plan of the lot (Please indicate direction of north, dimensions, structures, etc.)
- Sketches, drawings, building and streetscape elevations, and/or annotated photos
- Exterior photos
- Specifications (materials) for the project
- Phased development plan for the project (if proposed in phases)
- Inspection report (required for demolition requests only)
- Cost estimates for all the proposed work
- Other (please explain): _____

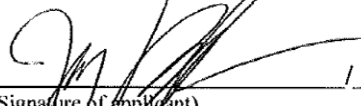
9. Source of Funds: Please indicate if funds for the project are being secured from any of the following sources:

- NHS
 City of Beloit
 SHSW
 Federal

NOTE:

The Beloit Landmarks Commission meets at 7:00 PM on the third Tuesday of the month. Meetings are held in The Forum of Beloit City Hall, 100 State Street. Applications must be filed with the Neighborhood Planning Division by the filing deadline date prior to the next Landmarks Commission meeting.

If you have questions or need assistance in completing this form, contact the City of Beloit Neighborhood Planning Division (364-6700).


Joy Beckman
5/4/2012
 (Signature of applicant) (Print name) (Date)

Review fee: \$50.00* / \$25.00* if staff approved Amount paid: \$ <u>50.00</u> <small>* Review fees are doubled to \$100.00 and \$50.00, respectively, when work begins prior to issuance of a COA.</small> Scheduled meeting date: <u>June 19, 2012</u> Application accepted by: <u>Michael D. Lofgren II</u> Date: <u>5/4/2012</u>
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